

158 \*The entire meeting is available on CD upon request.

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160 \*These minutes were done in summary format.

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162 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
163 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
164 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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166 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
167 meeting held on \_\_\_\_\_.

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.

Signature

Printed Name

Title:

- Secretary  
 Assistant Secretary



Signature

Printed Name

Title:

- Chairman  
 Vice Chairman

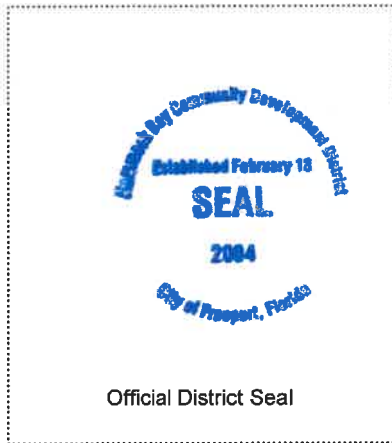
Recorded by Records Administrator



Signature

6-5-19

Date



# HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 27, 2018 Minutes of Regular Meeting and Public Hearing

## Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, August 27, 2018 at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32439.

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting and Public Hearing of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, August 27, 2018 at 10:40 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Manuel Vital	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
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There was one resident in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no resident questions or comments on agenda items.

### 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET

#### A. Open Public Hearing on Adopting Fiscal Year 2019 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

#### B. Staff Presentations

Mr. Lamb went over the budget and line items. He also went over assessments and trustee fees. The Board asked some questions about the trustee. Mr. Lamb answered. The Board asked to look into having Trustmark as the trustee. They also asked for the trustee fees to be negotiated down.

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**C. Public Comments**

There were no public comments.

**D. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**E. Consideration of Resolution 2018-03; Adopting Fiscal Year 2019 Budget**

Mr. Lamb went over the resolution with the Board. The Board asked for more details on management and accounting fees. They also asked about the audit. Mr. Lamb went over the fees and the audit process with the Board. Mr. Lamb and the Board also briefly discussed the District's infrastructure and assets. The Board asked to have a list of the District assets for the next meeting.

*The full discussion is available on audio recording.*

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2018-04; Assessment Resolution**

The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**B. Consideration of Resolution 2018-05; Setting Fiscal Year 2019 Meeting Schedule**

Mr. Lamb went over the resolution and meeting schedule with the Board. The Board discussed adding a November meeting. They wanted to add November 19, 2018 to the meeting schedule. They also wanted to change the May meeting to May 20, 2019 to avoid the Memorial Day holiday, and the August meeting will be on August 26, 2019. All of the meetings will be held at 10:30 CST at the same location.

MOTION TO:	Approve Resolution 2018-05 with changes as discussed.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2017**

Mr. Lamb went over the Audit with the Board.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2017.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**D. General Matters of the District**

124 **5. CONSENT AGENDA**

- 125 **A. Consideration of the Board of Supervisors Meeting Minutes May 29, 2018**  
126 **B. Consideration of the Operations and Maintenance Expenditures May 2018**  
127 **C. Consideration of the Operations and Maintenance Expenditures June 2018**  
128 **D. Consideration of the Operations and Maintenance Expenditures July 2018**  
129 **E. Review of Financial Statements Month Ending July 31, 2018**  
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131 The Board reviewed the Consent Agenda items. The Board asked about the open Board seats and  
132 closing the Wells Fargo account.  
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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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142 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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144 Supervisor Edwards asked about the brochure. The Board and Mr. Lamb briefly discussed the  
145 brochure and bond. There were no audience comments.  
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148 **7. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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